

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARINGS -- November 16, 1966 and
January 18, 1967

Appeal No. 9373 Disabled American Veterans on behalf of
National Park Association, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously
carried, the following Order was entered at the meeting of
the Board on October 31, 1967.

EFFECTIVE DATE OF ORDER - Nov. 6, 1967

ORDERED:

That the appeal for permission to change a nonconforming
use from the office of the Disabled American Veterans, a non-
profit organization, to the office of the National Park Asso-
ciation, a non-profit organization, 1701 - 18th Street, NW.,
lot 132, square 153, be conditionally granted, and that prior
to occupancy of the entire building by the Association it be
permitted to lease space to other non-profit organizations.

FINDINGS OF FACT:

- (1) Appellants' property is located in an R-5-B District.
- (2) At the public hearing on September 19, 1967, appellant
requested (1) permission to delete its alternative request for
a variance from the use provisions of the R-5-B District and
(2) permission to demolish garage structure located in the rear
yard.
- (3) The following exhibits were put into the record at the
public hearing:
 - (a) A copy of certificate of occupancy No. B99673,
issued October 25, 1946, authorizing use of
the premises for the offices of the Disabled
American Veterans.
 - (b) A statement describing the use and occupancy
of the subject property by the Disabled Ameri-
can Veterans.

- (c) A series of photographs of the subject site and surrounding area showing the present character of the area.
- (d) A plat showing the use of neighboring property located within approximately 300 feet of the subject property. The plat showed office uses adjacent to the appellant's site and occupying substantially all of the other structures in the 1700 block of R Street.
- (e) A statement describing the proposed use and occupancy of the subject property by the National Park Association.
- (f) An excerpt from the Act of Congress incorporating the National Park Service, wherein the purposes of the organization were summarized.
- (g) Copy of the tax exemption letter issued to the National Park Association by the United States Treasury Department.
- (h) Copies of Orders issued by the Board in prior appeals approving changes of nonconforming uses within the same block as appellants' site.

(4) Appellants' representative testified that no structural changes would be made to the building and an appropriate brass plaque sign would be placed on the building.

(5) Appellant requests permission to demolish the garage structure in the rear yard and to provide open parking and landscaping in this area. There will be no reduction in the amount of off-street parking. The garage structure is old and obsolete and its removal will create desirable open area on the site.

(6) The National Park Association desires ultimately to occupy the entire building as its national headquarters but prior to the time that it fully occupies the premises, requests permission to lease space to other non-profit organizations.

(7) The owner of property located in close proximity to the applicant's site gave approval to the appeal. The president of the citizens association gave qualified approval, requesting that the Board not permit the demolition of the garage structure and, further, that each additional occupancy of the building be approved by the Board of Zoning Adjustment.

OPINION:

The Board is of the opinion that the granting of this appeal is in harmony with the intent and purpose of the Zoning Regulations and will not adversely affect the use of nearby and adjoining property.

We are further of the opinion that there presently exists at premises 1701 - 18th Street, NW. a lawfully established nonconforming office use housing a non-profit organization and that the change in nonconforming use can be granted to the National Park Association, a non-profit organization. It is also our opinion that the demolition of the existing garage structure, the landscaping of the rear area with provision for equal number of parking spaces will contribute the desirability of the subject property and will be in accord with the character of the existing R-5-B zoning for the subject property.

We believe that the use and occupancy of the premises by the National Park Service meets all requirements of the Zoning Regulations and specifically the provisions of Section 7104.2 of the Zoning Regulations subject to the following conditions:

If National Park Association desires to lease office space in premises 1701 - 18th Street, NW. to other non-profit organizations, it shall file an appeal with the Board of Zoning Adjustment for approval of the occupancy of such space by such organization.